

SALE

\$1,007,003
Land -Industrial
4.2 AC

NW Corner of Hwy 69 @ Beauxart Garden
Nederland, TX 77627

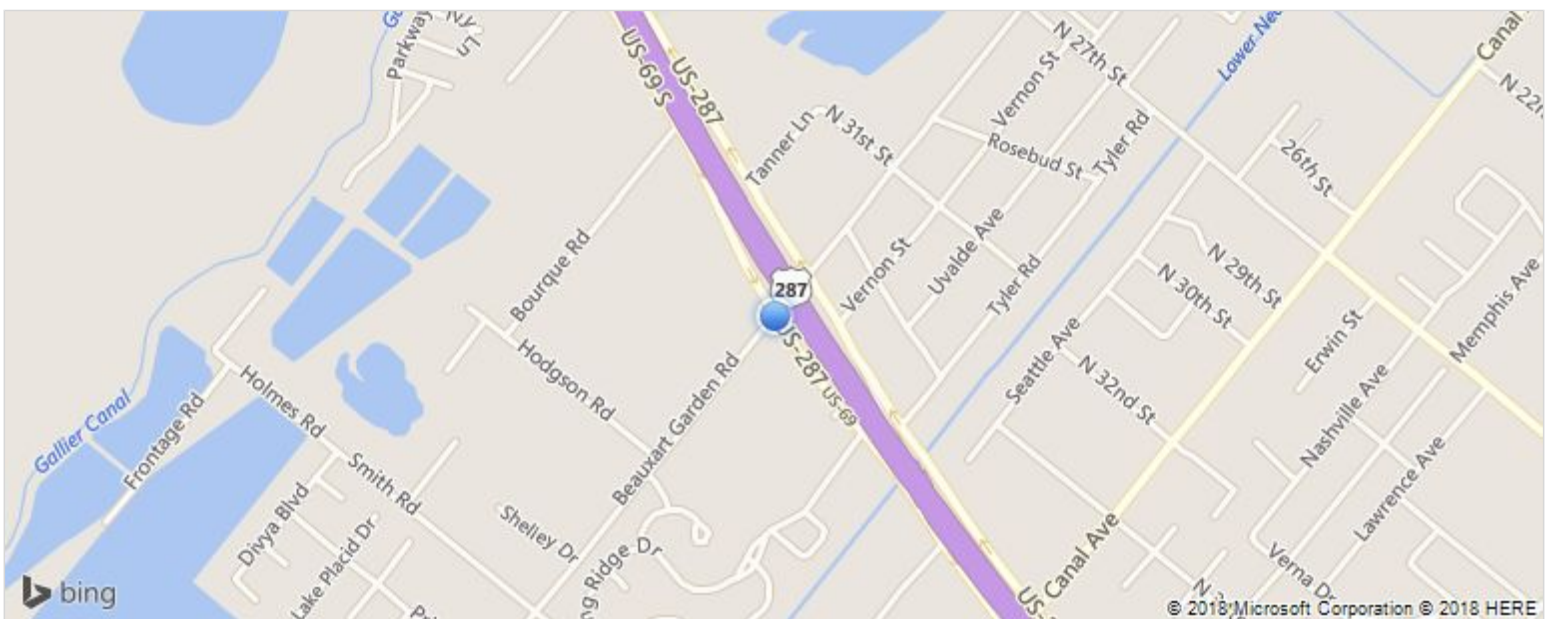


Property Type: Land -Industrial

Listing ID: NXQT6H

Style: Other Style

Lot Size: 4.2 AC



NW Corner of Hwy 69 @ Beauxart Garden Nederland TX, 77627 United States

Online Profile <http://www.cbcworldwide.com/properties/profile/NXQT6H-Nederland-TX>

Property Description

4.2032 acres located on Hwy 69 at Beauxart Garden Rd.

Property Highlights

- 4.2032 Acres Conveniently located on Hwy 69/96/287 at the intersection of Beauxart Garden Road * Adjacent lots include undeveloped parcels, Single family residential and some retail and industrial * Diverse New Growth area * Easy access - property is located at the Highway Overpass and between on and off ramps * Neighboring companies include Chevron Express Mart, ABC Industrial, and Philpott Toyota * Diverse nearby blend of industrial, retail , office and service related businesses within the adjacent area * Excellent new location for your business! Property Information Approximately 4.2032 Acres highly visible yet unimproved land on the corner of Hwy 69 and Beauxart Garden Road. TXDOT Access available but Buyer must verify and apply under their specific use. Zoning LI - Light Industrial Land Area Total Land Area 4.2032 Acres 183,091.39 square feet Sales Price: \$5.50 psf \$1,007,002.66

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